LUHRS

CITY CENTER RETAIL

[EST. 1924]

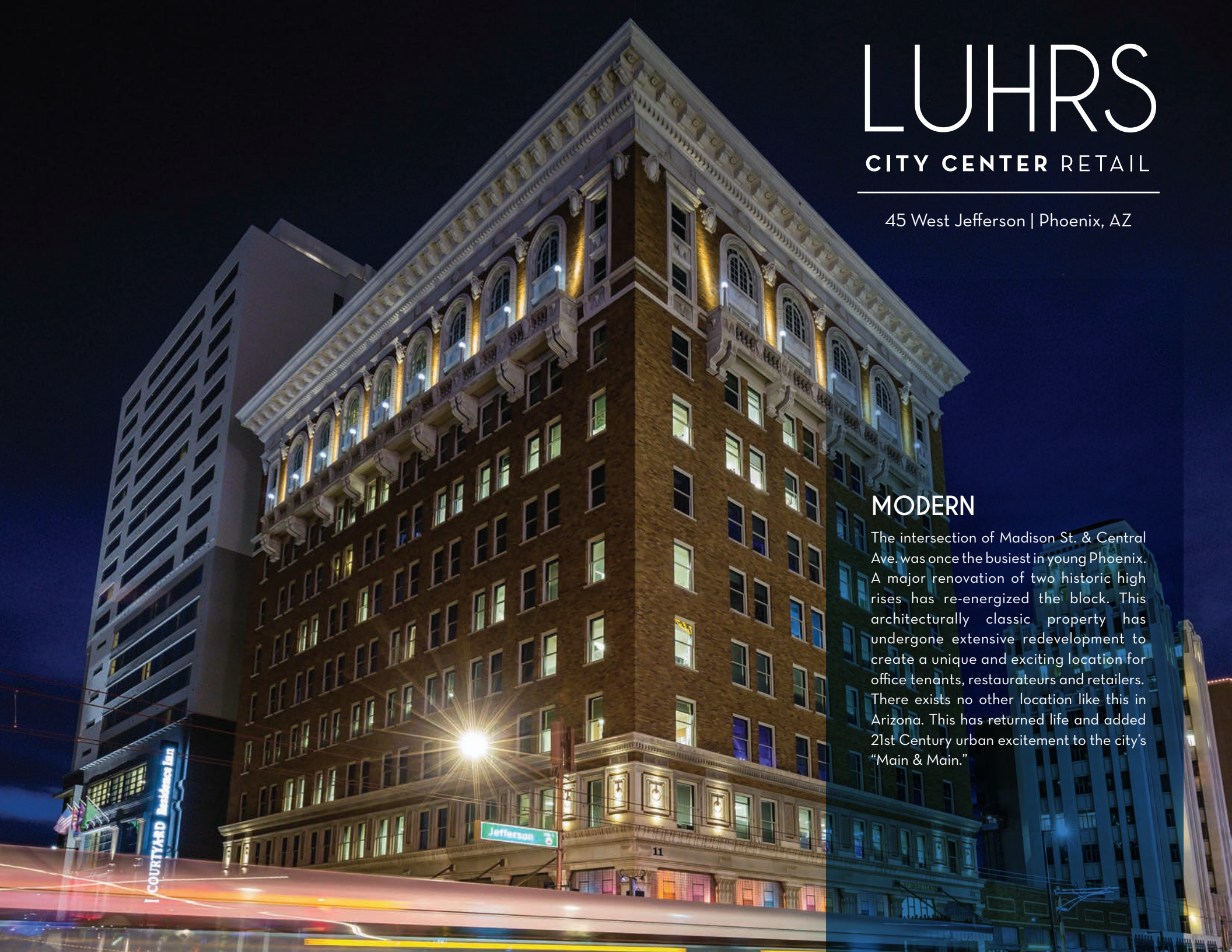
Prime Retail Space
Available for Lease
in Downtown Phoenix

45 WEST JEFFERSON | PHOENIX, AZ
LUHRSCITYCENTER.COM

PHOENIX COMMERCIAL ADVISORS
COMMERCIAL REAL ESTATE SERVICES

Invesco

LINCOLN PROPERTY COMPANY



LUHRS

CITY CENTER RETAIL

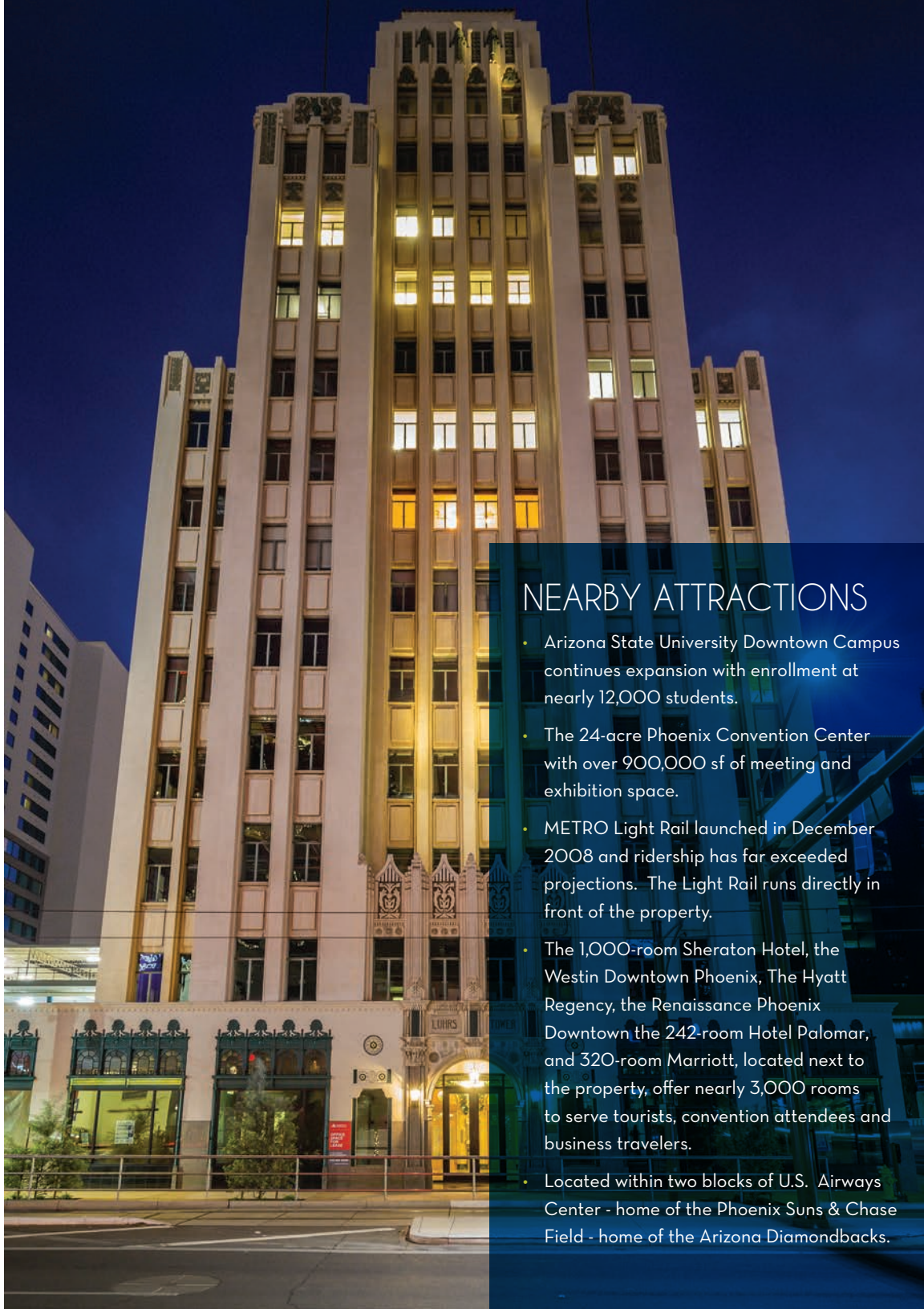
45 West Jefferson | Phoenix, AZ

MODERN

The intersection of Madison St. & Central Ave. was once the busiest in young Phoenix. A major renovation of two historic high rises has re-energized the block. This architecturally classic property has undergone extensive redevelopment to create a unique and exciting location for office tenants, restaurateurs and retailers. There exists no other location like this in Arizona. This has returned life and added 21st Century urban excitement to the city's "Main & Main."

HIGHLIGHTS

- Daytime population within one mile is estimated at approximately 76,322.
- Adjacent to CityScape, a 1.2 million square foot mixed use project comprised of 400-foot towers encompassing 640,000 square feet of Class A office space, 150,000 square feet of retail space, 224 residential units and a 242-room boutique hotel.
- Marriott Hotels, 19-story, 320-room hotel, is now open adjacent to Luhrs City Center.
- The Maricopa County Courthouse, located directly west across 1st Avenue, recently underwent a $360 million makeover and expansion. Providing approximately 32 courtrooms, this is a tremendous source of traffic to support the retail and restaurants at Luhrs.
- There are currently 37 office properties throughout Downtown Phoenix, totaling 6.3 million square feet.
- Luhrs office occupancy is currently over 90%.
- Phoenix Symphony Hall, Herberger Theater, Dodge Theater, and the Orpheum Theater combine for over 500,000 visitors annually.
- 7 million people visited downtown for sporting and cultural events, conventions, trade shows and other activities.
- 3,607 residential units under construction with 5,164 more planned/proposed.



NEARBY ATTRACTIONS

- Arizona State University Downtown Campus continues expansion with enrollment at nearly 12,000 students.
- The 24-acre Phoenix Convention Center with over 900,000 sf of meeting and exhibition space.
- METRO Light Rail launched in December 2008 and ridership has far exceeded projections. The Light Rail runs directly in front of the property.
- The 1,000-room Sheraton Hotel, the Westin Downtown Phoenix, The Hyatt Regency, the Renaissance Phoenix Downtown the 242-room Hotel Palomar, and 320-room Marriott, located next to the property, offer nearly 3,000 rooms to serve tourists, convention attendees and business travelers.
- Located within two blocks of U.S. Airways Center - home of the Phoenix Suns & Chase Field - home of the Arizona Diamondbacks.

ESTABLISHED 1924

LUHRS

LUHRSCITYCENTER.COM

HISTORY

Luhrs, the city's first two skyscrapers, are established on the Phoenix Historic Property Register – the crown jewels of its downtown. Opened in 1924 as the tallest building in Arizona, the Luhrs Building also represents the first major commercial office in Phoenix. The Luhrs Tower opened a few doors west in 1930 and became the state's tallest high rise and a Phoenix masterpiece.

ACCESSIBILITY

- Easy regional and local access via the freeway.
- The 57-mile METRO Light Rail transportation system stops adjacent to property. Estimated ridership on the light rail is nearly 14 Million people per year.
- In 2016, nearly 300,000 people boarded the Lightrail at Jefferson & 1st Avenue
- On average, 1,366 pedestrians per hour walk along Jefferson & 1st Avenue
- A six-level 476-space parking garage is located on property.
- An additional 3,500 parking spaces are available directly across the street at CityScape.

For additional information, please contact:

COURTNEY AUTHER VAN LOO
(602) 288-3466
cauther@pcaemail.com

CAMERON WARREN
(602) 288-3471
cwarren@pcaemail.com

PHOENIX COMMERCIAL ADVISORS
COMMERCIAL REAL ESTATE SERVICES

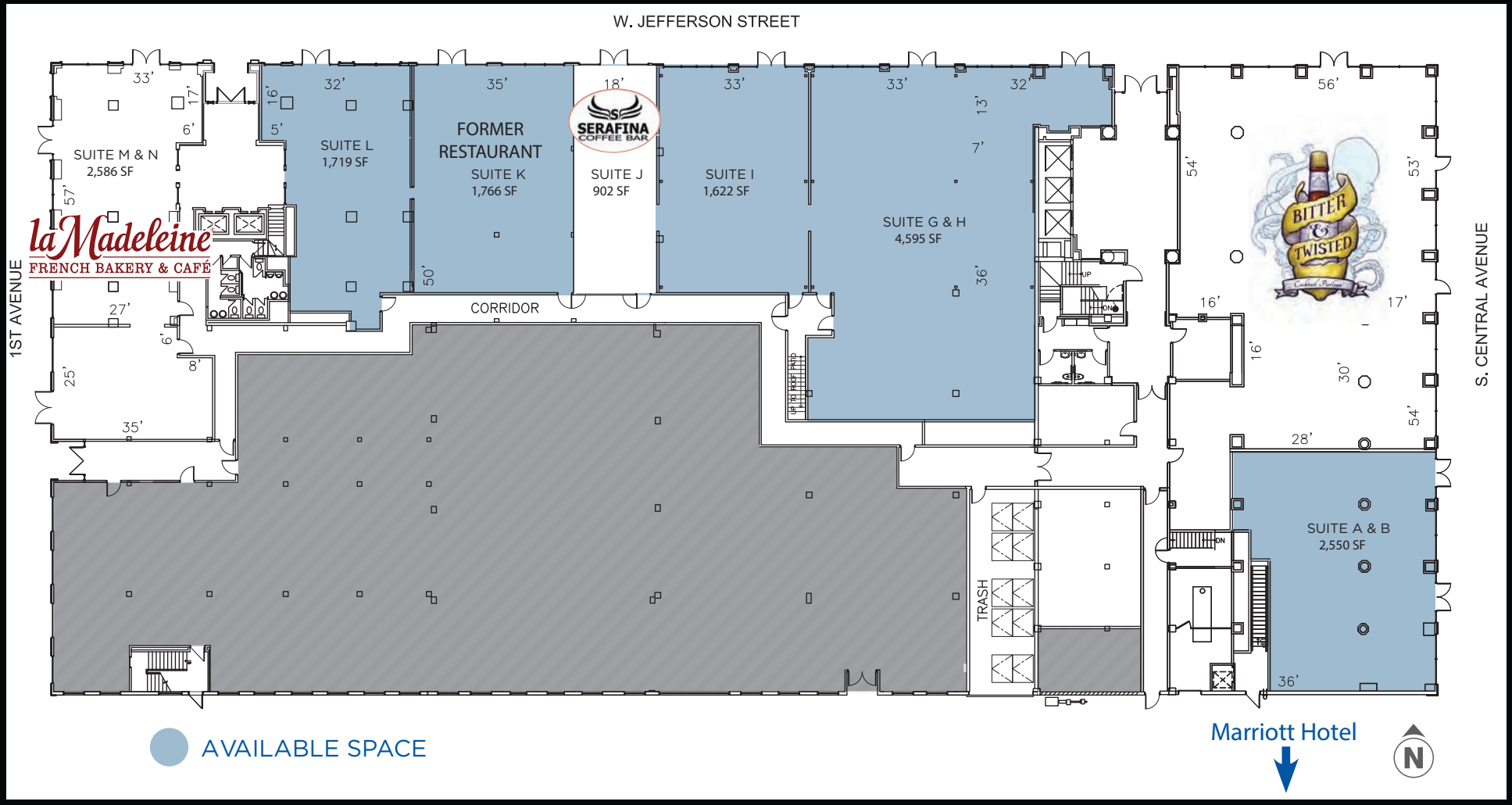
Invesco

LINCOLN PROPERTY COMPANY

A MEMBER OF CHAIN LINKS RETAIL ADVISORS

AVAILABLE SPACES

LUHRS
CITY CENTER RETAIL



For additional information, please contact:

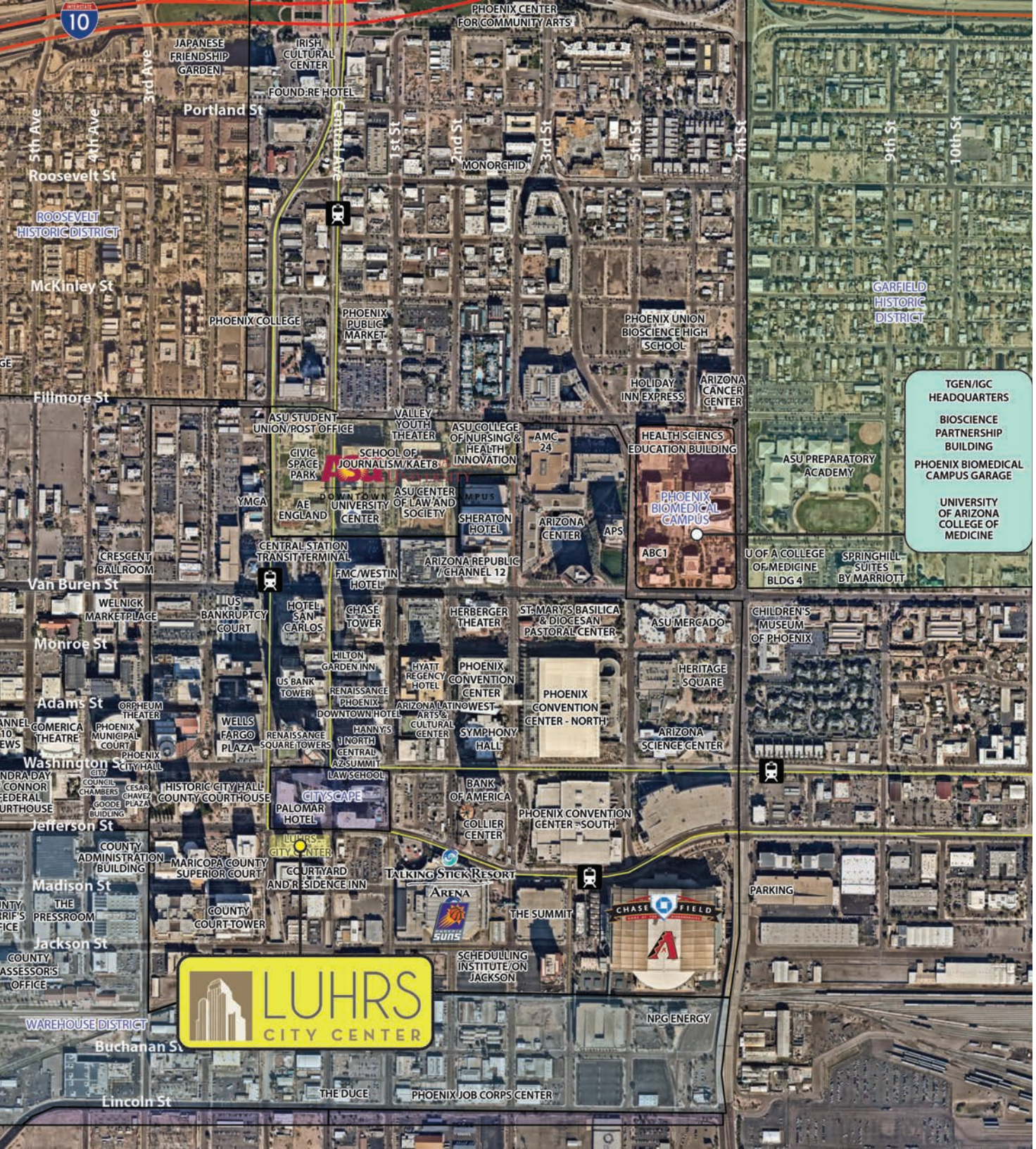
COURTNEY AUTHER VAN LOO
(602) 288-3466
cauther@pcaemail.com

CAMERON WARREN
(602) 288-3471
cwarren@pcaemail.com

PHOENIX COMMERCIAL ADVISORS
COMMERCIAL REAL ESTATE SERVICES

Invesco

LINCOLN PROPERTY COMPANY



LUHRS

CITY CENTER RETAIL

45 West Jefferson | Phoenix, AZ

MULTIFAMILY

TOTAL UNITS EXISTING

5,795

TOTAL UNITS UNDER CONSTRUCTION

3,607

TOTAL UNITS PLANNED/PROPOSED

5,164

*Includes Existing, Under Construction, Planned

PHOENIX COMMERCIAL ADVISORS
COMMERCIAL REAL ESTATE SERVICES

COURTNEY AUTHER VAN LOO
(602) 288-3466
cauther@pcaemail.com

CAMERON WARREN
(602) 288-3471
cwarren@pcaemail.com

LUHRS

CITY CENTER RETAIL

45 West Jefferson | Phoenix, AZ

STREETSCAPES INSTALLED!

MARRIOTT HOTEL

NOW OPEN!

PHOENIX COMMERCIAL ADVISORS
COMMERCIAL REAL ESTATE SERVICES

For additional information, please contact:

COURTNEY AUTHER VAN LOO
(602) 288-3466
cauther@pcaemail.com

CAMERON WARREN
(602) 288-3471
cwarren@pcaemail.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. [27] 6.23.17